

# SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. 11264/2024

Issued out of the Court of Common Pleas of Luzerne County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Luzerne County Courthouse in the City of Wilkes-Barre County of Luzerne, Commonwealth of Pennsylvania on:

**FRIDAY, DECEMBER 05, 2025**  
**AT 10:30 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than thirty (30) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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By virtue of a Writ of Execution issued by: U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST

No. 2024-11264

ALL THAT CERTAIN piece, parcel or tract of land situated in the City of Hazelton, County of Luzerne and Commonwealth of Pennsylvania, being the northerly one-half (1/2) portion of Lot No. Three (3) in Square No. One Hundred Ninety-two (192) on the plot or plan of the Diamond Addition to said City, bounded and described as follows, to wit:

Beginning at a point in the easterly line of Lincoln Street, said point being a distance of eighty (80) feet northwardly from the northeast corner of the intersection of Lincoln and Ninth Street dividing partition of a double or two family dwelling house erected on the westerly portion of Lot No. 3;

Thence northwardly along the easterly line of Lincoln Street for a distance or sixteen (16) feet, more or less, to a point in the southern line of Lot No. 4;

Thence extending of that sixteen (16) foot width or breadth (between the vertical plane passing through the said dividing partition and the southerly line of Lot No. 4) in length eastwardly and at right angles with said Lincoln Street for a distance of two hundred (200) feet to the westerly line of Wilbur Court.

Improved by having erected thereon the northerly one-half of a double or two family dwelling house, which northerly one-half bears house number 691 Lincoln Street;

Under and subject to and together with all easements, agreements, restrictions, conditions and covenants as contained in prior deeds in the chain of title.

Being the same premises conveyed Richard Lenoci and Evelyn Lenoci, his wife, by virtue of Deed from Brian L. Hooper and Rebecca A. Hooper, his wife, dated May 24, 2002 and recorded in Luzerne County Record Book 3002 at Page 134677.

PIN#T7NE33-7-3

BEING the same premises which James F. Dugan by Deed dated May 29, 2007 and recorded in the Office of Recorder of Deeds of Luzerne County on May 31, 2007 at Book 3007, Page 144162 granted and conveyed unto James F. Dugan.

PROPERTY BEING KNOWN AS 691 Lincoln Street, Hazleton, PA 18201

Being Luzerne County Tax Plate No. T7NE33-7-3 and PIN: 71T7NE33007003000

IMPROVEMENTS thereon consist of: Residential Real Estate\_\_

Seized and taken in execution as the property of: James F. Dugan A/K/A James Dugan

PROPERTY ADDRESS: 691 LINCOLN ST, HAZLETON, PA 18201

UPI / TAX PARCEL NUMBER: 71T7NE33007003000

Seized and taken into execution to be sold as the property of DUGAN, JAMES F A/K/A JAMES DUGAN in suit of U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST.

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Attorney for the Plaintiff:  
STERN & EISENBERG PC  
WARRINGTON, PA 215-572-8111

**BRIAN M. SZUMSKI, Sheriff**  
LUZERNE COUNTY, Pennsylvania